

Activity

The Commercial (C1) zone will become a Transformation 'Overlay Area.' This means that, as a long-range strategy, potential or contingent zoning designations could be adopted in the event that the Vitamilk plant is relocated in the future, to replace the current commercial (C1-40) zoning with neighborhood commercial (NC2-40) and L4 multifamily zoning.

- Include within the City of Seattle's long-term relocation planning process consideration of how to shape the existing C1-40 Vitamilk Dairy property in the event that Vitamilk chooses to relocate. Future site planning for that property will use the Master Use Permit process.

A3: 1 of 1

Sub-Activity Develop rezone strategy for the Vitamilk site.

Sub-Act Comment(s)	<p>CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT PLANNING AND DEVELOPMENT (August 11, 2005)</p> <p>Application Number: 2400398, 2400399, 2400400</p> <p>Clerk's File Number 307017</p> <p>Applicant Name: Thomas Bartholomew for Lorig Associates, LLC</p> <p>Addresses of Proposal: 427 NE 72nd Street; 420 NE 72nd Street; and 466 NE 70th Street Seattle WA 98115</p>
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Jason Wachs
10/25/05

SUMMARY OF PROPOSED ACTION

Project: 2400400 (South Block)

Council Land Use Action to Rezone approximately 39,190 sq. ft. of land from C1-40' (Commercial) and NC2-40' (Neighborhood Commercial with 40-foot height limit) to NC2-65'-P1 (Neighborhood Commercial with 65- foot height limit and P-1 Pedestrian Overlay). Property is a portion of the block bounded by NE 71st to the north, 5th Avenue NE to the east; and NE 70th Street to the south. See related rezones: Projects #2400398 - 427 NE 72nd Street and #2400399 - 420 NE 72nd Street.

Project: 2400398 (Middle Block)

Council Land Use Action to Rezone approximately 67,063 sq. ft. of land from C1-40' (Commercial) to NC2-65'-P1 (Neighborhood Commercial with 65 foot height limit and P-1 Pedestrian Overlay). Property is a portion of the block bounded by NE 72nd Street to the north, 5th Avenue NE to the east; and NE 71st Street to the south. See related rezones: Projects #2400399 - 420 NE 72nd Street and #2400400 - 466 NE 70th Street.

Project: 2400399 (North Block)

Council Land Use Action to Rezone approximately 29,391 sq. ft. of land from C1-40' (Commercial) to NC3-40'-P1 (Neighborhood Commercial with 40 foot height limit and P-1 Pedestrian Overlay). Property is a portion of the block bounded by an alley to the north, 5th Avenue NE to the east, and NE 72nd Street to the south. NOTE: Modified from original notice to exclude two parcels: APN#952810-1525 and APN#952810-1465. See related rezones: Parcels #2400398 - 427 NE 72nd Street and #2400400 - 466 NE 70th Street.

BACKGROUND INFORMATION

The applicant, Lorig Associates LLC, which represents the property owners, plans to redevelop the former site of the Vitamilk Dairy, located in the Green Lake neighborhood of north Seattle. Vitamilk operated a dairy processing and distribution facility on the site from the 1940s until August 2003. The applicant is planning a mixed-use development with underground parking, commercial/retail at sidewalk levels, pedestrian amenities, public- and private open space, and multi-family housing above the commercial uses. This petition and

review does not include MUP level plans for the envisioned missed-use development. The MUP level of review would take place, with neighborhood design review, at a future date, after zoning and height limits are determined.

The Green Lake 2020 Neighborhood Plan was adopted by City Council on July 6, 1999 and signed by the Mayor on July 12, 1999. In a section titled Key Integrated Strategy #1: Create a Vibrant Green Lake Residential Urban Village, the following Guiding Principles are the most germane to this recommendation:

- Maintain the pedestrian- friendly quality and unique character of the Residential Urban Village.
- Encourage a lively and thriving neighborhood business core.
- Provide safe and attractive public transportation and pedestrian links throughout Green Lake.
- Encourage a range of residential and mixed-uses development.
- Increase the housing stock in the Residential Urban Village to absorb more growth and to enable moderate income families to live in Green Lake.

The Green Lake 2020 Plan also encourages development of a public plaza and additional open space within the Residential Urban Village, and suggests that, an ideal future location for a public gathering place could be some of the property now owned by Vitamilk Dairy in the heart of the Residential Urban Village. The community strongly believes an impediment to achieving the long-term goals for the Residential Urban Village is the presence of the Vitamilk Dairy industrial plant located in the heart of the Residential Urban Village. The community also believes that the redevelopment of this property east of Woodlawn Avenue NE should be considered for the good of the community as a primarily residential area that could provide a population base sufficient to catalyze the realization of a 'Main Street' along Woodlawn Ave.

Green Lake 2020 Neighborhood Plan (p. 17)

This neighborhood plan describes how an attempt to recommend the zoned height of parcels be 30 feet along Green Lake Way and transition up to 60- foot heights along Interstate 5 was modified during the process of drafting the plan in response to concerns of property owners and the Green Lake business community. Rather than address height limits per se, the plan proposes neighborhood design guidelines to encourage desirable design features, such as terracing, balconies, and setbacks, in an attempt to define desirable characteristics specific to the Green Lake Neighborhood. (The Green Lake Neighborhood Design Guidelines were adopted and became effective on August 26, 2001.) The GLCC committee, which included several of the authors of both the Green Lake 2020 Neighborhood Plan and the Green Lake Design Guidelines, has endorsed the height limits proposed in the Applicant's rezone in its letter of February 24, 2005. The proposed contract rezone is to be consistent with the both the letter and spirit of the neighborhood plan and would facilitate development that the plan envisions.

RECOMMENDATION - REZONE

Analysis of the rezone criteria above leads to the conclusion that a contract rezone to expand the NC2-65-P1 zoning eastward and modify the existing C1-40 zone on the North Block to NC2-40-P1, with the contract provisions below, should be approved. This action would allow further design and, eventually, construction of a highly desirable mixed-use project that would be of great benefit to the community.

DECISION EXPLAINED - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

DECISION - Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

The recommendation of the hearing examiner goes to the city council and they will vote on the recommendation. The GLCC should be proud that 95% percent of the information in the committee's letter to the DPD was incorporated into the city's position.

More information is available about the Analysis and Decision of the Director of the Department of Planning and Development at http://web1.seattle.gov/dpd/luib/Drop/attach_2A56A0E3-F5B7-4DBC-B893-F4026B797FBA.pdf

2004 Priority Summary: The developer (Lorig and Associates) continues to meet with the Green Lake Community Council and with a committee of the Green Lake 2020 Neighborhood Planning group. In September, Lorig plans to present to the community a specific proposal for development. At that time, Lorig may present a request to the City for a Contract Rezone. This rezone would change the current zoning from C1 (Commercial 1, an auto-orientated zone) to NC2 (Neighborhood Commercial 2, a pedestrian-orientated shopping area zone), and increase building height limits on parts of the property from 40' to 65'. This would present an opportunity for the City, Developer and Community to work together on desired amenities and parameters for future growth.

Dena Gazin
08/27/04

From Scott Kemp: DPD project # 2400398 What Lorig is proposing is a contract rezone, not a legislative one, in which a building envelope is worked out for development on the dairy site. The rezone would be to change zoning from its C1 designation (great for a commercial dairy) to a NC2 (much better for the Green Lake Urban Village). Portions of the site have a 65' height limit (along Woodlawn Ave. N.E.) and parts have a 40' height limit. Lorig is interested in rearranging and expanding the 65' designated height area. This probably makes sense in some configuration which is also sensitive to transition issues. There seems no reason to loom over the commercial street of Woodlawn Ave. N.E. and the middle of the block could well step up to match other recent development nearby.

Dena Gazin
08/24/04

The contract rezone presents an opportunity to work out amenities and parameters with the community. Things like mid-block crossings, retail frontages, location of loading and driveways, and type of commercial frontages along Woodlawn. The buildings themselves would go through design review as MUP applications. Some specific direction to provide added authority or direction to the DR process and board could also be included in the contract provisions.

We are not aware of a request for a 'Transformation Overlay Area' nor a legislative rezone. Such a rezone will probably not be needed to accommodate redevelopment. We will inquire as to the status of the developers interest in developing the site and any request for rezone that may have been made.

John Rahaim
05/20/04

A potential developer has expressed interest redeveloping the site as a mixed-use project, which could include a possible rezone proposal. The developer met with the Green Lake Community Council at their March 10 meeting to explore the community's interest. However, no specific proposal has been made at this time.

Beth Pflug
05/05/04

No specific strategy is being developed. Interest has been expressed in redeveloping the site as a mixed-use project, and a rezone proposal is currently part of the plan by the developer.

John Rahaim
03/03/04

Currently not in our workplan. [Steve Johnson, OED]

Unknown User

DCLU and OED will pursue and hope to make a recommendation in 2001-2002. 4/16/03- There is no "transformation overlay area" in the comprehensive plan or the land use code. Seattle has no long-term relocation planning process the DCLU is aware of. No further work is anticipated on this subject at this time.

John Skelton
04/19/00

Target Completion

Estimated Cost Existing Staff

Status In-Progress

Lead Agency/Contact DPD; Scott Kemp, 233-3866

Priority Top

Implementor Parks and Recreation

Matrix CC28

Activity *Develop woodland stream in Woodland Park capturing runoff from park and flowing into Green Lake. Also include biofiltration design.*

CC28: 1 of 1

Sub-Activity Green Lake to undergo alum treatment to address water quality issues.

Sub-Act 2004 Priority Summary: The Parks Department completed the alum treatment in March 2004. The Friends of Green Lake group continues to explore other, more long-term solutions to improving water quality of the lake.

Beth Pflug
05/05/04

Important issues to SPU

Nancy Ahern
02/04/04

Target Completion 2004/0

Estimated Cost N/A

Status Completed

Lead Agency/Contact Parks and Recreation; Kevin Stoops, 684-7053

Priority Second

Implementor King County

Matrix A25

Activity *Provide lighting, landscaping, artwork, drainage and other amenities to existing crossings under and over I-5. This includes NE 65th St., 5th Ave Bridge, 71st St. and 71st St. Bridge. Widen sidewalk along the south side of Ravenna Boulevard under I-5 & along both sides of Weedin Place.*

A25: 1 of 1

Sub-Activity Provide lighting, landscaping, artwork, drainage and other amenities to existing crossings under and over I-5.

Sub-Act Barb Lueke reported on 07/26/05 that the project is In-Progress. An artist call has been released. Interest in siting a skatepark at 8th and Ravenna is growing. Barb would like to have more community members get involved to help steward the project instead of it being primarily initiated by herself and others at the

Jason Wachs
07/26/05

2004 Priority Summary: There has been some design work completed by 4 Culture (formerly, the Cultural Development Authority of King County), with the possibility of additional money available this year as well. This project is a partnership between Green Lake and Roosevelt communities.

Dena Gazin
08/13/04

Another SPU/SDOT partnership opportunity.

Nancy Ahern
03/02/04

There has already been some work done by King County, and Cultural Development Authority of King

Beth Pflug

County and there is an earmark available this year as well. This is in partnership with Ravenna Neighborhood Assoc. 02/04/04

Target Completion	Estimated Cost	N/A	Status	In-Progress
Lead Agency/Contact	King County; Barbara Lueke, 296-4137		Priority	Third

Implementor Transportation

Matrix A21

Activity *Conduct a study to evaluate design changes including the use of a traffic roundabout, pedestrian refuge islands, channelization and curb bulbs. Install the most beneficial capital improvements at the intersection of NE Ravenna Boulevard @ Green Lake Drive/Way that improve traffic flow, and pedestrian and bicycle safety. Do not install roundabout if it would significantly detract from pedestrian safety.*

A21: 1 of 1 **Sub-Activity** Conduct a study to evaluate design changes including the use of a traffic roundabout, pedestrian refuge islands, channelization and curb bulbs at Ravenna Boulevard and Green Lake Way.

Sub-Act Comment(s)	Project status changed from Not Started to Completed.	Jason Wachs 08/22/05
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2004 Priority Summary: In 2003, Seattle Dept. of Transportation (SDOT) conducted a preliminary study of installing a roundabout at E. Green Lake Way and W. Green Lake Way N. (near the Pitch & Putt). The amount of funding available for comprehensive studies of intersections is very limited and only high collision intersections will receive further study and possible implementation; the intersection at NE Ravenna Blvd at Green Lake Way does not currently meet the criteria.	Dena Gazin 08/13/04
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Target Completion	Estimated Cost	N/A	Status	Completed
Lead Agency/Contact	Transportation; TBD,		Priority	Fourth

Implementor Transportation

Matrix D12

Activity *Develop a major "Woodland Greenway "connecting the Burke-Gilman Trail from N. 34th St. to South Green Lake at the amphitheater. Additional connections would include using the Woodland Park bridges to Phinney Ridge at the rose garden, and Linden Ave. N. and Fremont Ave. N. reaching north to the "Interurban Trail".*

D12: 1 of 1 **Sub-Activity** Begin planning process for the development of a major "Woodland Greenway "connecting the Burke-Gilman Trail from N. 34th St. to South Green Lake at the amphitheater.

Sub-Act Comment(s)	The planning and design for this extension of the Burke-Gilman Trail has not been started. The primary emphasis at this time is to finish the trail so that it extends to Golden Gardens Park. The three trail extension projects currently being worked on are described in more detail below.	Jason Wachs 09/07/05
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The Burke-Gilman Trail is one of the most heavily used bicycling facilities in Seattle. The western most terminus of the trail is currently at 11th Avenue NW in Ballard. The trail continues east to City limits and beyond. Seattle Department of Transportation currently has three projects that will extend the pedestrian and bicycle corridor all the way to Golden Gardens Park.

The first two Burke-Gilman Extension projects will construct sections of the Burke-Gilman Trail in Ballard from the Ballard Locks to Golden Gardens Park. The first section, scheduled for construction in late summer or fall of 2004, starts at the Ballard Locks and continues to NW 60th Street. The second section, to follow, starts at NW 60th Street and continues north to Golden Gardens Park.

In addition, Seattle Department of Transportation has completed a technical design study of bicycle and pedestrian route options for what is commonly referred to as "The Missing Link". The "Missing Link" refers to the area in the South Ballard transportation corridor between 11th Ave NW and the Ballard Locks. Currently, the Burke-Gilman Trail's western terminus is at the corner of 11th Ave NW and NW 45th St. in Ballard.

The 3 projects currently being worked on include:

Ballard Locks to NW 60th Street (.7 miles)
NW 60th Street to Golden Gardens Park (1 mile)
Ballard Corridor Design Study (11th Avenue NW to Ballard Locks)

2004 Priority Summary: This is a long-range plan to be coordinated amongst the adjoining neighborhoods. Unknown User
09/09/04

Created new Sub-Activity to track design/planning stage of this project. [Dena Gazin] Beth Pflug
05/07/04

Woodland Park is the bridge between Woodland Park Zoo and Green Lake. It is also a key Olmsted Park. Requested activity is to begin a planning process that would identify how to complete the original Olmsted Plan and create a natural bridge between the two busy parks. Beth Pflug
05/07/04

Target Completion	Estimated Cost N/A	Status Not started
Lead Agency/Contact Transportation; Diana Holloway, 684-3970		Priority Fifth